

**Items listed below do not require a Building Permit in the City of Miami Beach per FBC 105.2.2
Minor Repairs. Work to be performed in compliance with applicable codes.**

General:	Construction trailers and construction containers to be used by contractors only (No public use, any connection to the utilities will require permits).
Roofing:	Roof repair work NON-structural in nature, it does not affect life safety, and does not exceed 10% of roof area or is 200 S.F. area of repair whichever is less. (Work must be performed and certified by a licensed contractor).
Plumbing:	Replacement of Toilet, Bidet, Urinal, Sink, Faucets, Disposal, Dishwasher, provided such replacements do not involve or require rearrangement of fixtures (2 Fixtures max.). Work must be performed & certified by a licensed contractor. The clearing of stoppages in pipes and fixtures. Work must be performed & certified by a licensed contractor.
Electrical:	Replacement of electrical luminaries (no modification of wiring or loads, 2 Fixtures max.). Work must be performed & certified by a licensed contractor. Replacement of electrical switches and receptacles with 20 amps and 120 volts or less (2 devices maximum). Work must be performed & certified by a licensed contractor. Replacement of satellite antenna with diameter less than 39" with existing wiring, (new wiring will require permits). Work must be performed & certified by a licensed contractor.
Mechanical:	Portable heating, cooling, ventilation (plugin appliances), Repair of air conditioning duct, repair ventilation fans, repair of heating and cooling unit parts. Work must be performed & certified by a licensed contractor.
Single Family, Duplex, Triplex Work which is Exempt from permit	
General:	Playground equipment (swings, slides, monkey bars, basketball hoops, etc.) for residential use. All equipment and structures must meet zoning setbacks. Recover existing awning with same color and no modifications. Replacement of kitchen cabinets (provided such replacements do not involve or require rearrangement of fixtures and devices). Flooring replacement. Single Family Residence Only Exempt from Under 16 sq. ft. of drywall repair or replacement. Construction trailers and construction containers to be used by contractors only (No public use, any connection to the utilities will require permits).
Roofing:	Roof repair work NON-structural in nature, it does not affect life safety, and does not exceed 10% of roof area or is 200 S.F. area of repair whichever is less. (Work must be performed and certified by a licensed contractor). Repair of fascia/soffit 10% of max L.F. (Work must be performed and certified by a licensed contractor). Rain gutters repair/replacement (By licensed contractor).
Plumbing:	Site Drainage Harmonization with City Storm Water System. Work performed by a licensed contractor under a DERM Class II permit. Work must be performed & certified by a licensed contractor. Repair Irrigation system. Work must be performed & certified by a licensed contractor. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures. Work must be performed & certified by a licensed contractor. Replacement of toilet, Bidet, Urinal, Sink, Faucets, Disposal, Dishwasher, Electric Pool-Heater, provided such replacements do not involve or require rearrangement of fixtures (2 Fixtures max.).
Electrical:	Low voltage permits. Work must be performed & certified by a licensed contractor. Replacement of 2 maximum electrical luminaries (no modification of wiring or loads). Replacement of electrical switches and receptacles up to 20 amps and 120 volts or less (2 devices maximum). Replacement of satellite antennas with diameter less than 39" with existing wiring.
Mechanical:	Repair of air conditioning duct, ventilation fans, or heating and cooling unit parts. Replacement of existing, previously permitted air conditioning window unit. Portable heating, cooling, or ventilation (plugin appliances), replacement of ductless range hood.

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E-mail questions to BPI@miamibeachfl.gov